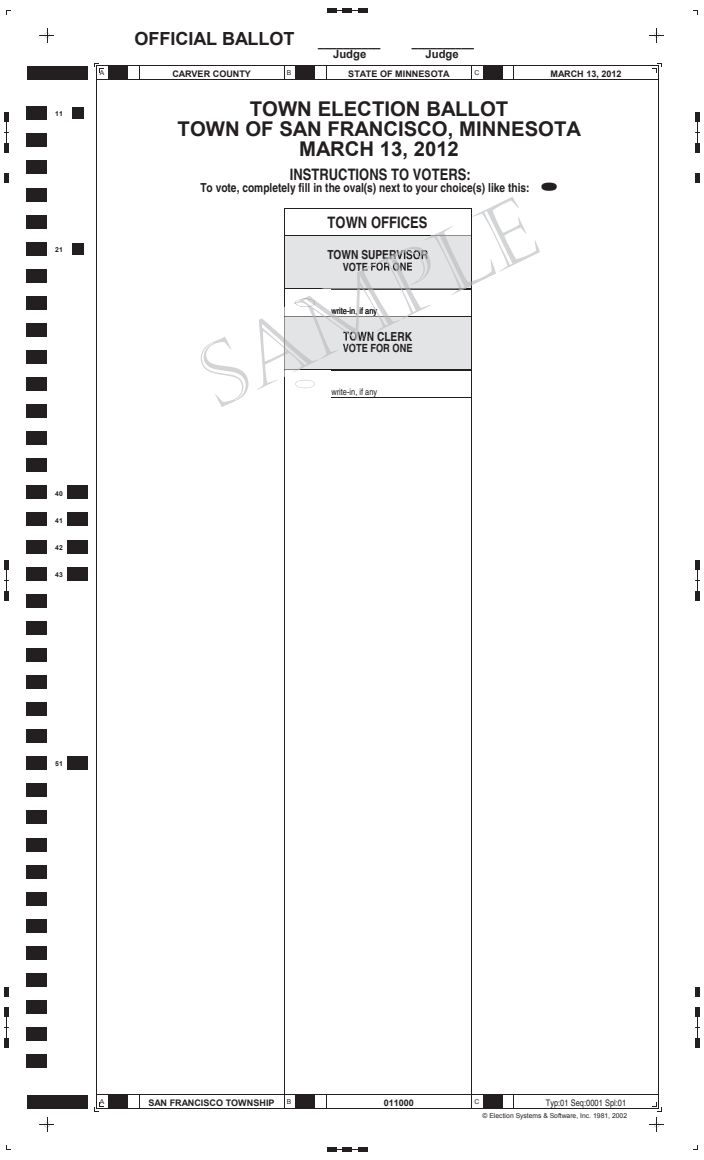
PUBLIC NOTICES



(Published in the Chaska Herald on Thursday, February 23 and March 1, 2012; No. 6970)

11-079336

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: May 19, 2005

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $197,760.00

MORTGAGOR(S): Robert James Latham and Sarah Michelle Latham, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100053030007561005

LENDER: Aegis Wholesale Corporation

SERVICER: Seterus, Inc.

DATE AND PLACE OF FILING: Filed May 31, 2005, Carver County Recorder, as Document Number A415264

ASSIGNMENTS OF MORTGAGE: Assigned to: Federal National Mortgage Association; Dated: December 19, 2011

LEGAL DESCRIPTION OF PROPERTY: Lot 27, Block 4, Hidden Creek 4th Addition

PROPERTY ADDRESS: 1396 Pinecone Cir, Mayer, MN 55360

PROPERTY IDENTIFICATION NUMBER: 50.2430400

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $190,615.78

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 8, 2012, 10:00am

PLACE OF SALE: Sheriff's Main Office, North Main Entrance of the Carver County Justice Center, County Sheriff's Main Lobby 606 East Fourth St., Chaska, MN 55318

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on September 10, 2012.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 3, 2012

Federal National Mortgage Association
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer - 0104061
Stephanie O. Nelson - 0388918
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. This NOTICE is required by the provisions of the Fair Debt Collection PRACTICES Act and does not imply that we are attempting to COLLECT money from anyone who has discharged the debt UNDER the Bankruptcy Laws of the United States.

(Published in the Chaska Herald on Thursday, February 23 and March 1, 2012; No. 6835)

11-079039

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 30, 2009

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $355,500.00

MORTGAGOR(S): Dominic A. Margarit and Patricia A. Margarit, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100854930002154865

LENDER: The Business Bank

SERVICER: OneWest Bank, FSB (d/b/a Financial Freedom, a division of OneWest Bank, FSB)

DATE AND PLACE OF FILING: Filed December 18, 2009, Carver County Recorder, as Document Number A 512369

ASSIGNMENTS OF MORTGAGE: Assigned to: OneWest Bank, FSB; Dated: December 15, 2011

LEGAL DESCRIPTION OF PROPERTY: Lot 2, Block 1, Powers Place Second Addition C.I.C. No. 14

PROPERTY ADDRESS: 8661 Powers Place, Chanhassen, MN 55317

PROPERTY IDENTIFICATION NUMBER: 25 6390020

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $186,760.96

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 1, 2012, 10:00am

PLACE OF SALE: Sheriff's Main Office, North Main Entrance of the Carver County Justice Center, County Sheriff's Main Lobby 606 East Fourth St., Chaska, MN 55318

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 12 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on March 1, 2013.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 9, 2012

OneWest Bank, FSB
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer - 0104061
Stephanie O. Nelson - 0388918
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. This NOTICE is required by the provisions of the Fair Debt Collection PRACTICES Act and does not imply that we are attempting to COLLECT money from anyone who has discharged the debt UNDER the Bankruptcy Laws of the United States.

(Published in the Chaska Herald on Thursday, January 19, 26 and February 2, 9, 16, 23, 2012; No. 6843)

11-079518

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: October 15, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $172,550.00

MORTGAGOR(S): John F. Fisher and Angela M. Fisher, FKA Angela M. Foley, Husband and Wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100392494350000468

LENDER: Fairway Independent Mortgage Corporation

SERVICER: MidFirst Bank

DATE AND PLACE OF FILING: Filed October 31, 2007, Carver County Recorder, as Document Number A 474139

ASSIGNMENTS OF MORTGAGE: Assigned to: MidFirst Bank; Dated: December 13, 2011

LEGAL DESCRIPTION OF PROPERTY: Unit 1, Common Interest Community No. 49, Arboretum Village Village Homes, A Condominium

PROPERTY ADDRESS: 2805 Arboretum Village Trail, Chanhassen, MN 55317

PROPERTY IDENTIFICATION NUMBER: 25-0630010

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $184,495.46

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 1, 2012, 10:00am

PLACE OF SALE: Sheriff's Main Office, North Main Entrance of the Carver County Justice Center, County Sheriff's Main Lobby 606 East Fourth St., Chaska, MN 55318

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on September 4, 2012.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: January 9, 2012

MidFirst Bank
Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP
Lawrence P. Zielke - 152559
Diane F. Mach - 273788
Melissa L. B. Porter - 0337778
Randolph W. Dawdy 2160X
Ronald W. Spencer - 0104061
Stephanie O. Nelson - 0388918
Attorneys for Mortgagee
12550 West Frontage Road, Ste. 200
Burnsville, MN 55337
(952) 831-4060

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS OFFICE IS DEEMED TO BE A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. This NOTICE is required by the provisions of the Fair Debt Collection PRACTICES Act and does not imply that we are attempting to COLLECT money from anyone who has discharged the debt UNDER the Bankruptcy Laws of the United States.

(Published in the Chaska Herald on Thursday, January 19, 26 and February 2, 9, 16, 23, 2012; No. 6844)

NOTICE OF MORTGAGE FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: June 23, 2006

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $252,000.00

MORTGAGOR(S): Larry D. Miskowitz, single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

DATE AND PLACE OF RECORDING: Recorded: July 13, 2006 Carver County Recorder

Document Number: A445227

ASSIGNMENTS OF MORTGAGE: And assigned to: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

Dated: September 27, 2011

Recorded: October 13, 2011 Carver County Recorder

Document Number: A543645

Transaction Agent: Mortgage Electronic Registration Systems, Inc.

Transaction Agent Mortgage Identification Number: 1001337-0001453239-7

Lender or Broker: Countrywide Bank, N.A.

Residential Mortgage Servicer: Bank of America, N.A.

Mortgage Originator: Not Applicable

COUNTY IN WHICH PROPERTY IS LOCATED: Carver

Property Address: 2024 Parkside St, Cologne, MN 55322-8002

Tax Parcel ID Number: 40-1110070

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 1, Benton Creek Estates 3rd Addition, Carver County, Minnesota

AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE: $310,031.16

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT to the power of sale contained in said mortgage, the above-described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 02, 2012 at 10:00 AM

PLACE OF SALE: Sheriff's Main Office, Courthouse, 600 East Fourth Street, Chaska, Minnesota

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorney fees allowed by law, subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns.

If the Mortgage is not reinstated under Minn. Stat. §580.30 or the property is not redeemed under Minn. Stat. §580.23, the Mortgagor must vacate the property on or before 11:59 p.m. on September 04, 2012, or the next business day if September 04, 2012 falls on a Saturday, Sunday or legal holiday.

Mortgagor(s) released from financial obligation: NONE

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

DATED: January 19, 2012

ASSIGNEE OF MORTGAGEE: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

Wilford, Geske & Cook P.A.
Attorneys for Assignee of Mortgagee
Lawrence A. Wilford
James A. Geske
8425 Seasons Parkway, Suite 105
Woodbury, MN 55125-4393
(651) 209-3300
File Number: 019353F02

(Published in the Chaska Herald on Thursday, January 19, 26 and February 2, 9, 16, 23, 2012; No. 6845)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: July 7, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $142,895.00

MORTGAGOR(S): Gregory G. Kranz, a single person

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Advisor's Mortgage, LLC, a Minnesota limited liability company

DATE AND PLACE OF FILING: Filed August 10, 2004, Carver County Recorder; Document No. A-394044

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY: Lot 7, Block 2, Fronterra 3rd Addition (CIC No. 79)

STREET ADDRESS OF PROPERTY: 1563 Prosperity Lane, Waconia, MN 55387

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $126,680.27

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 8, 2012 at 10:00 a.m.

PLACE OF SALE: Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 10, 2012.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: January 10, 2012

WELLS FARGO BANK, N.A.
Mortgagee

REITER & SCHILLER, P.A.
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Brian F. Kidwell, Esq.
Steven R. Pennock, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(E6163)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises

1563 Prosperity Lane, Waconia, MN 55387

(2) Transaction Agent

Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Advisor's Mortgage, LLC, a Minnesota limited liability company

(3) Name of Mortgage Originator (Lender)

Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Advisor's Mortgage, LLC, a Minnesota limited liability company

(4) Residential Servicer

Wells Fargo (800) 416-1472

(5) Tax Parcel Identification Number 75.2720150

(6) Transaction Agent's Mortgage ID Number (MERS number) 100199600000082202

(Published in the Chaska Herald on Thursday, January 19, 26 and February 2, 9, 16, 23, 2012; No. 6846)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: November 30, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $186,641.00

MORTGAGOR(S): Bruce J. Swanson and Gwen A. Swanson, husband and wife

MORTGAGEE: Wells Fargo Bank, N.A.

DATE AND PLACE OF FILING: Filed December 3, 2010, Carver County Recorder; Document No. A530183

ASSIGNMENTS OF MORTGAGE: Assigned to: none

LEGAL DESCRIPTION OF PROPERTY:

Order ID: 10031121
Loan No.: 0313834624

EXHIBIT A LEGAL DESCRIPTION

The following described properly: Lot One (1), Block Four (4), Oakwood Terrace, Carver County, Minnesota described as follows: Beginning at the Northeast corner of said lot; thence Easterly, along the North line of said lot, a distance of 168.88 feet to the East line of the Northeast Quarter of Section 25, Township 116 North, Range 24 West in said County; thence Southerly, along said East line, a distance of 170.21 feet to the intersection with the South line of said lot; thence Westerly, along said South line, a distance of 155.06 feet: thence Northwesterly, along the Southwesterly line if said lot, a distance of 16.11 feet along a tangential curve concave to the Northeast having a radius of 10.00 feet and a central angle of 92 degrees 17 minutes 00 seconds; thence Northerly, along the West line of said lot, a distance of 159.57 feet to said point of beginning.

Assessor's Parcel Number: 07.3500360

STREET ADDRESS OF PROPERTY: 9510 Timberwood Road, Chaska, MN 55318

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $190,902.93

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 8, 2012 at 10:00 a.m.

PLACE OF SALE: Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on September 10, 2012.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: NONE

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: January 10, 2012

WELLS FARGO BANK, N.A.
Mortgagee

REITER & SCHILLER, P.A.
Rebecca F. Schiller, Esq.
Sarah J.B. Adam, Esq.
N. Kibongni Fondungallah, Esq.
James J. Pauly, Esq.
Brian F. Kidwell, Esq.
Steven R. Pennock, Esq.
Attorneys for Mortgagee
25 North Dale Street
St. Paul, MN 55102-2227
(651) 209-9760
(E6117)

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

NOTICE OF MORTGAGE FORECLOSURE SALE FORECLOSURE DATA Minn. Stat. § 580.025

(1) Street Address, City and Zip Code of Mortgaged Premises

9510 Timberwood Road, Chaska, MN 55318

(2) Transaction Agent

Wells Fargo Bank, N.A.

(3) Name of Mortgage Originator (Lender)

Wells Fargo Bank, N.A.

(4) Residential Servicer

Wells Fargo (800) 416-1472

(5) Tax Parcel Identification Number 07.3500360

(6) Transaction Agent's Mortgage ID Number (MERS number) none

(Published in the Chaska Herald on Thursday, January 19, 26 and February 2, 9, 16, 23, 2012; No. 6848)

NOTICE OF MORTGAGE FORECLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: August 20, 2004

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: $192,977.00

MORTGAGOR(S): Jesse M. Shaskin and Corinne P. Shaskin, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc., a Delaware corporation as nominee for Mortgage and Investment Consultants, a Minnesota corporation

DATE AND PLACE OF FILING: Filed September 28, 2004, Carver County Recorder; Document No. A-397743

ASSIGNMENTS OF MORTGAGE: Assigned to: Wells Fargo Bank, N.A.

LEGAL DESCRIPTION OF PROPERTY: Lot Ten (10) Block Two (2), Wildflower 6th Addition

STREET ADDRESS OF PROPERTY: 1930 Iris Drive, Watertown, MN 55388-8404

COUNTY IN WHICH PROPERTY IS LOCATED: Carver County, Minnesota

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: $178,349.47

THAT no action or proceeding has been instituted at law to recover the debt secured by said mortgage, or any part thereof; that there has been compliance with all pre-foreclosure notice and acceleration requirements of said mortgage, and/or applicable statutes;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE: March 8, 2012 at 10:00 a.m.

PLACE OF SALE: Carver County Sheriff's office, North Main Entrance of the Carver County Justice Center, Main Lobby, 606 East Fourth Street, Chaska, Minnesota

to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on

Public Notices
continued on next page